

MINUTES

City of Carrollton Mayor and Council Meeting

Monday, January 3, 2005
6:00 p.m.

**Public Safety Complex
Court/Council Chambers
115 West Center Street, Carrollton, Georgia**

I. CALL TO ORDER

The Mayor and City Council met in regular session on Monday, January 3, 2005 at 6:00 p.m. in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:05 p.m. Members present: Mayor Wayne Garner, Councilmember Peter Balega, Councilmember Gerald Byrd, Councilmember Rusty Gray, and Councilmember Mandy Maierhofer. Members absent: None

II. INVOCATION

Councilmember Byrd offered the invocation.

III. MINUTES December 6, 2004

Motion by Councilmember Gray, seconded by Councilmember Maierhofer to approve the minutes of the meeting of December 6, 2004 (Motion passed 5-0).

IV. ITEMS OF DISCUSSION

1. Proclamation of Recognition – Sam Neely

Councilmember Byrd presented a proclamation to Mr. Sam Neely in recognition of his outstanding service to the West Carrollton Community.

2. Proclamation of Recognition – Charles Drummond & Don North

Councilmember Byrd presented a proclamation to Mr. Charles Drummond and Mr. Don North in recognition of their mentoring program: "Boots, Saddles, and Wings".

3. Rezoning Request – Property located at 501 Rome Street

Petitioner: Howard Lynn (Previously tabled item)

With no objections to the contrary, said rezoning requested was tabled until the February 7, 2005 meeting.

4. Rezoning Request – Property located at 106 Foster Street

Petitioner: Steve Farish

Community Development Director Tracy Dunnivant informed the Mayor and Council of a rezoning request by petitioner Steve Farish for 0.71 acres from R12 (Single-Family Residential) to R-3 (High Density Residential) for property located at 106 Foster Street. Director Dunnivant advised the Mayor and Council that the Planning Commission has reviewed the application in terms of the standards for rezoning and recommends approval of the request. Mr. Farish appeared before the Mayor and Council to answer any questions and advised the Mayor and Council that he would like to construct four fee-simple townhouses on the property if said rezoning is approved.

Motion by Councilmember Gray, seconded by Councilmember Byrd to approve rezoning request (Motion passed 5-0).

5. Amendment to Special Exception Request - Property located at 501 Lovvorn Road

Petitioner: Dr. M. D. Morehead

Community Development Director Tracy Dunnivant informed the Mayor and Council of a request for an amendment to a special exception request previously approved at the meeting on June 7, 2004. Director Dunnivant noted that the request was for 10.9 acres located at 501 Lovvorn Road (Camden Management Partners). Dr. M.D. Morehead appeared before the Mayor and Council and advised that he would like to amend the previous package to better fit the needs of his proposed clientele which would allow for more family oriented amenities and that he plans to use the Mandeville Mill building as a site to relocate families currently residing in Brookwood. Dr. Morehead also advised the Mayor and Council that he wants to establish two dormitories in the area. Mayor Garner advised that the matter concerning the dormitories should be taken before the Planning Commission for the proper public hearings, the notification process, and approval by the Planning Commission prior to approval by the Mayor and Council.

Motion by Councilmember Maierhofer, seconded by Councilmember Gray to approve amendment of Special Exception Request for property located at 501 Lovvorn Road to allow for more family oriented amenities (Motion passed 5-0). (Motion to amend said minutes at February 7, 2005 meeting to reflect that Councilmember Balega abstained from the vote and emphasis was made that the motion include sending the request back to the Planning Commission for proper hearings.)

6. Proposed Alcohol Privilege License Application Form

City Manager Casey Coleman presented to the Mayor and Council for their approval the newly developed Alcohol Privilege License Application form and advised that the City will begin accepting applications on Tuesday, January 4, 2005 at 8:30 a.m.

Motion by Councilmember Byrd, seconded by Councilmember Gray to approve Alcohol Privilege License Application form (Motion passed 5-0).

7. Bradley Street Train Depot

City Manager Casey Coleman provided an update to the Mayor and Council regarding negotiations with Norfolk Southern Railroad concerning the Bradley Street Train Depot. City Manager Coleman advised that discussions were limited to two (2) major topics as follows:

1. Environmental issues at the depot and possible plan of action to remediate and/or possibly avoid any remediation of the property.
2. Additional right-of-way requested through Southwire property by Norfolk Southern

City Manager Coleman advised that considerable discussion evolved regarding environmental issues resulting in an agreement that Norfolk Southern and the City would move forward in development of a technical plan for remediation utilizing MAC-TEC as our consultant. City Manager Coleman also noted that the possibility exists that the cost of remediation may be very modest if a plan for action is developed and accepted through a relatively new program of the EPA called the "Brownfield Program."

City Manager Coleman also advised that the Real Estate/Engineering Department for Norfolk Southern now claims that the property to be donated by Southwire has restrictive covenants that allow only residential development to the property. City Manager Coleman noted that Southwire has advised that they are not aware of any such restrictions, but that they will investigate and report their findings.

In addition, City Manager Coleman advised the Mayor and Council that resolving the situation appears fairly grim and that it is apparent that Norfolk Southern does not want to move forward on the project. City Manager Coleman also advised that the time has come to discuss practicality of continuation and also pointed out that the possibility exists that the City may not be able to continue to obtain extensions of TEA grant monies indefinitely, and that the project cannot happen with them.

Councilmember Balega inquired as to whether or not the TEA grant monies could be used for other projects. Finance Director Jim Triplett advised that the TEA grant funds remaining in the 1993 SPLOST (\$881,383) could be reallocated for other projects.

Councilmember Gray inquired as to whether we can hold Norfolk Southern accountable for the condition of the property.

Mayor Garner noted that he feels that Norfolk Southern needs to understand that patience is running out trying to resolve the issue, and that we need to get this point across to Norfolk Southern. City Manager Coleman advised that the City will continue to pursue the project.

Councilmember Maierhofer inquired as to whether or not the City had enough funds for renovation of the Depot. City Manager Coleman advised that the City does not have the funds required to renovate the Depot. Brad Tuggle, of the Depot Committee, advised that once the City owns the property, the committee could go forward with fundraisers, etc. for renovation of the Depot.

8. Recreation Department Request for use of Skinner Building

City Manager Coleman advised the Mayor and Council that Carrollton Parks, Recreation, and Cultural Arts Director Wayne Gay has requested approval by the Mayor and Council for use of the Skinner Building for the relocation of meetings held by various civic groups and programs during the renovation period the next 14 to 16 months of the Carrollton Community Activities Center.

Motion by Councilmember Maierhofer, seconded by Councilmember Gray for approval of the Carrollton Parks, Recreation, and Cultural Arts Department for use of the Skinner Building for meetings held by various civic groups and programs during renovation of the Carrollton Community Activities Center (Motion passed 5-0).

9. Appointment: Carrollton Planning Commission (1)

Community Development Director Tracy Dunnivant advised the Mayor and Council that the term of Mr. George Martin on the Planning Commission is vacant due to a scheduling conflict. Director Dunnivant noted that staff would like to suggest the name of Ms. Angela Gosdin as a candidate to replace Mr. Martin.

Motion by Councilmember Byrd, seconded by Council Balega to table appointment of Planning Commission Member for future meeting in order for the Mayor and Councilmembers to have more time for input of candidates for consideration to the Planning Commission (Motion passed 5-0).

10. Appointment: Carrollton Main Street Board (3)

Motion by Councilmember Byrd, seconded by Councilmember Balega to table appointment of vacant Main Street Board Member position for future meeting in order for the Mayor and Councilmembers to have more time for input of candidates for consideration to the Main Street Board (Motion passed 5-0).

(Immediately following the meeting, the minutes were corrected to reflect that Ms. Alison Tanner and Mr. Chuck Willis were reappointed to additional terms on the Carrollton Main Street Board (terms expiring December 31, 2007).

V. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd commended Fire Chief Jimmy Bearden for bringing the fire truck to Carrollton Jr. High School for the children to observe.

Councilmember Balega informed those in attendance that the City would soon be posting "No Truck Signs" along major thoroughfares throughout the City.

Councilmember Balega informed those in attendance that the Steering Committee for the Downtown Master Plan is open to any ideas, etc. concerning the project.

Councilmember Balega advised that he would like for the Mayor and Council to have a work session in the near future.

VI. CITY MANAGER ANNOUNCEMENTS

None.

VII. CITIZEN COMMENTS

Ms. Sue Medeiros thanked the City for all the sidewalk work in the Hays Mill Road area.

Ms. Gwyn Chesnut of the Carroll County Historical Society expressed her support of the City's continuing efforts to obtain the Bradley Street Train Depot. Ms. Chesnut noted that she appreciates all the work the City Manager has put into the process and for always being open and including citizens input. Mayor Garner encouraged Ms. Chesnut to write letters on behalf of the Historical Society to Norfolk Southern Rail Road to express the Historical Society's interest in obtaining the depot.

Mr. Blair Trehwitt, Chairman of the Carroll County Historical Society, expressed his support of the City's continuing efforts to obtain the Bradley Street Train Depot. Mr. Trehwitt noted that almost two decades of extreme effort on the part of several administrations of the City of Carrollton had transpired with no results. Mr. Trehwitt stated that the Historical Society strongly believes that if Norfolk Southern (Railroad) has even the slightest interest in the Historical Society's goal to obtain the Depot, it is going to take a unified effort on the part of the Society's 120+ members, the continued effort by the City Attorney, City Manager, and Southwire, as well as any pressure brought on by elected officials.

VIII. ADJOURN

There being no further business to come before the Mayor and City Council, the meeting adjourned at 7:11 p.m.

The Agenda for Mayor and Council Meetings is available for review in the City Manager's Office, 315 Bradley Street, Carrollton, Georgia and the City's website, www.carrollton-ga.gov after 4:00 p.m. on the Friday prior to Council Meeting. The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (770) 830-2000 from 8:30 a.m. to 5:00 p.m. Monday through Friday at least 48 hours prior to the meeting. A summary of Agenda items acted upon is available within 48 hours of the meeting at the address and website listed above. Minutes to any previous meeting (once adopted) are available upon request at the number listed above.